Karen Johnson Davidson County
Batch# 988218 DEEDWARR
04/04/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $778.85
20230404-0024570

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$210,500.00**

Subscribed and sworn to before me this 30th day of March, 2023.

Caitlin Turner — DuPont

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Charles & Felicia Staggs 201 Pear Orchard Dr. Goodlettsville, TN 37072	Same as new owner.	**034-05-0A-058.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **TREY E. STAGGS, a married man,** has this day bargained and sold, and does hereby transfer and convey unto the said **CHARLES STAGGS AND FELICIA STAGGS, husband and wife**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 58 on the Plan of Monticello Manor, a Planned Unit Development, of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Trey E. Staggs, unmarried man by Warranty deed from Mirsad Smajlovic, unmarried man of record in Instrument No. 20210604-0075412 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on June 04, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of March, 2023.

Trey E. Staggs

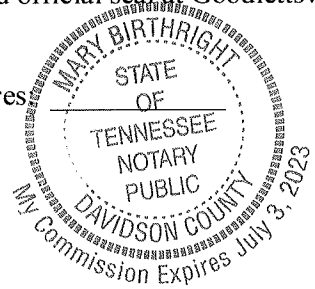
TREY E. STAGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MARY BIRTHRIGHT, a Notary Public in and for said County and State, **TREY E. STAGGS,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 30th day of March, 2023.

My Commission Expires



Mary Birthright

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/30/23 [DATE].

AFFIANT SIGNATURE

4/3/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 3 day of April, 2023.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

